

[Bracketed] and/or strikethrough material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 9-21-11-2 (A)

SUMMARY - An Ordinance to amend the Unified Development Code to modify restrictions for some agricultural uses as well as home occupations. (T30-0865-11)

ORDINANCE NO. 3993
 (of Clark County, Nevada)

T 30
 OFD-0865-11

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.08, 30.16, 30.44 AND 30.60; SECTIONS 30.08.030 AND 30.60.020; TABLES 30.16-17.5 AND 30.44-1; AND APPENDIX F TO MODIFY RESTRICTIONS FOR AGRICULTURAL USES AND HOME OCCUPATIONS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.08, Section 30.08.030, of the Clark County Code is hereby amended to read as follows:

Agriculture “Agriculture” means the tilling of soil, raising of crops, horticulture, gardening, and keeping or raising fowl and other domesticated animals, and includes associated accessory structures such as barns and corrals[~~, but does not include any agricultural industry or business unless approved by a special use permit per Table 30.44-1~~]. Included are the following:

1. ~~“Accessory” means the cultivation of animals, food and flower crops for the enjoyment and/or consumption of the owner or occupant of the agricultural facility.~~
2. ~~“Animal Care Project” means the keeping of animals in conjunction with a multi-membership animal husbandry society that provides participants with direction and guidance in the raising of animals and an opportunity to exhibit the animals at an off-site location at the end of the project.~~
- [3]** ~~2. “Apiary” means a place where bees are kept for the production of honey or for the pollination of plants.~~
- [4]** ~~3. “Aviary” means a house, large cage or enclosure for keeping and rearing of 4 or more birds in confinement, except for chickens, turkeys, peacocks, ostriches, emus, rheas or similar domesticated birds normally raised for consumption, but does not include young birds under 6 months of age.~~
- [5]** ~~5. “Commercial” means the cultivation of animals, food and/or flower crops raised to be sold to anyone other than the owner or occupant of the agricultural facility.]~~
4. ~~“Community Garden” means an area of land maintained by a group to grow and harvest food crops or non-food crops for consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. The term does not include “Agriculture – Gardening/Greenhouse” or “Farmer’s Market”.~~

6]5. "Gardening and Greenhouse" means the cultivation of food and flower crops, but not animals. The term does not include "Agriculture-Community Garden" or "Farmer's Market".

[7]6. "Livestock" means the raising or keeping of domesticated animals (other than household pets or exotic animals, but not including their offspring less than 6 months old) [for recreational use or consumption] which have been traditionally bred for food or transport. (See also "Agriculture - Hogs/Pigs" in Table 30.44-1 for restrictions on hogs; see "Fence – Agricultural Fence" for additional fencing requirements). Livestock, for the purpose of this Title, includes the following:

- A. "Small" means animals whose weight at maturity does not generally exceed 50 pounds, such as rabbits, peacocks, chickens, turkey, chinchillas, fish, and similar animals.
- B. "Medium" means animals whose weight at maturity generally exceeds 50 pounds, but does not normally exceed 250 pounds, such as goats, sheep, emus, rheas, and small ponies.
- C. "Large" means animals whose weight at maturity generally exceeds 250 pounds, such as ostriches, camels, cattle, and horses.

8. "Livestock-Feed/Sales-Yard" means a lot or parcel of land improved with corrals, fences, buildings or improvements, and used primarily for the feeding and fattening of livestock for subsequent sale and includes the feeding of garbage for disposal. (Ord. 3924 § 1 (part), 1/2011; Ord. 2907 § 1 (part), 7/2003)]

Community Garden - See "Agriculture – Community Garden"

Farmer's Market "Farmer's Market" means a building or open area in which stalls or sales areas are set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the sale of vegetables, fruits, or other agricultural products. The term does not include "Agriculture-Community Garden" or "Agriculture – Gardening/Greenhouse".

SECTION 2. Title 30, Chapter 30.16, Table 30.16-17.5 of the Clark County Code is hereby amended to read as follows:

<u>APPLICATIONS FOR COMMUNITY RESIDENCES AND CONSIDERATION PERIOD</u>	
Property owner or leaseholder, or the operator of a community residence	Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title.
Application form	[§] 2 site plans
Justification letter	
If applicable:	<ul style="list-style-type: none"> 1. <u>Parking analysis for home occupations in Community District 5</u> 2. <u>Notarized letters of consent from all property owners within a 300-foot radius</u> 3. <u>Photographs to confirm compliance with residential standards</u>
For Community Residences only - In addition to above :	
2 floor plans	2 elevations
2 landscape plans	2 assessor's maps
2 deeds	2 legal descriptions
Parking analysis	[3 justification letters]
If the applicant is a renter, notarized authorization to submit the application from the property owner. (See Section 30.16.240 for Document Submittal Requirements)	
\$300 (except that applications for community residences shall be exempt from any fees)	
10 working days [after the last day of the week of the filing period during which the application is submitted]	
Administrative review per 30.16.210	
Government Entities	
Zoning Administrator	
A person may appeal the decision by submitting a special use permit application per Table 30.16-4.	
Development shall comply with all development standards as specified in this Title.	
2 years to commence. For home occupations, and auto repair accessory to a residence, a new zoning compliance application, with current letters of consent, shall be required every 2 years; every 5 years for community gardens.	

SECTION 3. Title 30, Chapter 30.44, Table 30.44-1 of the Clark County Code is hereby amended to read as follows:

Zoning Districts																
Commercial		Residential Districts								Commercial						
R-U		R-A	R-E	R-D	R-1	R-4	R-2	RUD	R-3	R-4	C-A	C-P	C-1	M-2	M-1	M-3
X	100,000+	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
100,000+																
Agriculture - Gardening/Greenhouse, [E-Commerce]		Conditional Use in R-U:								Conditional Use in R-A:						
1. Must be accessory to residential principal use.		1. No advertising signs.								2. Customers shall not come to the property.]						
2. Must be within Community District 5.		3. 80,000 square foot minimum lot size.								4. No advertising signs.						
3. 80,000 square foot minimum lot size.		5. Customers shall not come to the property: Gardening is permitted outside.]								Gardening is permitted outside.]						
Conditional Use in Residential Zoning Districts:																
1. A. In R-A and R-U: Gardening/Greenhouse is permitted as a principal or accessory use.		A. For residential zoning districts located outside Community District 5, approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius is required.								B. In all other residential zoning districts: Gardening/Greenhouse is permitted as a principal use in Community District 5, and permitted in conjunction with a principal use when located outside of Community District 5. (A special use permit may be requested for Gardening/Greenhouse as a principal use outside Community District 5).						
2. Sales of produce/crops grown on site are permitted.		B. Adequate off-street parking shall be demonstrated with dust control measures per Clark County Air Quality Control regulations.								C. Boarding stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.						
3. Customers are permitted to the site.		D. Structures such as sheds, shade structures, and barns are allowed provided:								A. Regulations per Chapter 30.40 for accessory structures are met.						
4. Boarding stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.		B. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.								C. Boarding stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.						
Conditional Use in all other Zoning Districts: Except for M-D (when located indoors), M-1 and M-2:																
1. No customers are permitted to the site.										D. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.						
2. No advertising for the agricultural use.																
NOTE: All other agency (SNHD, FDA, etc) regulations must be met.																
When "Agriculture-Gardening/Greenhouse" is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64.																
Gardening is permitted outside.																

STUDY COUN	Residential Districts	Commercial Districts										Manufacturing Industries				Miscellaneous Districts					
		R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	RSS	CR	C-P	C-1	C-2	MER	M-1	M-2	S	H-2	P-F
Agriculture - Livestock, Small: <i>(Also see "Agriculture - Animal Care Projects")</i>	1110 1115	[Conditional Use in R-U: 1. Must be accessory to residential principal use. 2. Maximum of 100 animals per property, which shall not include more than 3 roosters over 3 months old. 3. For owner's or resident's use only. 4. No on-premise petting.]	[Conditional Use in R-A: 1. Maximum of 200 animals per property, which shall not include more than 3 roosters over 3 months old. 2. For owner's or resident's use only. 3. No on-premise petting.]	[Conditional Use in R-E: 1. Must be accessory to residential principal use. 2. Maximum of 20 animals per property, which shall not include more than 3 roosters over 3 months old. 3. For owner's or resident's use only. 4. No on-premise petting.]	[Conditional Use in R-D, R-1, and R-T: 1. Must be accessory to residential principal use. 2. Must be within Community District 5. 3. Minimum 10,000 square foot lot size. 4. Maximum of 10 animals per property, which shall not include more than 3 roosters over 3 months old. 5. For owner's or resident's use only. 6. No on-premise petting.]	[Conditional Use in R-U: 1. Must be accessory to residential principal use. 2. Must be within Community District 5. 3. Minimum 10,000 square foot lot size. 4. Maximum of 10 animals per property, which shall not include more than 3 roosters over 3 months old. 5. For owner's or resident's use only. 6. No on-premise petting.]	[Special Use in R-U: 1. Must be accessory to residential principal use. 2. Must be within Community District 5. 3. Minimum 10,000 square foot lot size. 4. If 80,000 square feet or more, but less than 200,000 square feet: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Special Use in R-A: 1. Must be accessory to residential principal use. 2. For lots 80,000 square feet or less: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Special Use in R-E: 1. If [200,000] lot is greater than 80,000 square feet [or more]: [A:N] no limit on number of animals - does not include hogs/pigs, or dairy farm [or livestock feed yard]. [B] No advertising signs.]	[Special Use in R-D, R-1, and R-T: 1. Raising and selling livestock is permitted. 2. Customers are permitted to the site. 3. Boarding Stable signage is permitted per Chapter 30.72, and may only contain the name, address, or phone number for contact person. 4. No on-premise petting.]	[Special Use in R-U: 1. Must be accessory to residential principal use. 2. Must be within Community District 5. 3. Minimum 10,000 square foot lot size. 4. If 80,000 square feet or more, but less than 200,000 square feet: [A] Maximum of 100 animals. [B] No advertising signs. 5. If 200,000 square feet or more: [A] No limit on number of animals - does not include hogs/pigs, dairy farm or livestock feed yard. [B] No advertising signs.]	[Special Use in R-A: 1. Must be accessory to residential principal use. 2. For lots 80,000 square feet or less: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Special Use in R-E: 1. If [200,000] lot is greater than 80,000 square feet [or more]: [A:N] no limit on number of animals - does not include hogs/pigs, or dairy farm [or livestock feed yard]. [B] No advertising signs.]	[Special Use in R-D, R-1, and R-T: 1. Raising and selling livestock is permitted. 2. Customers are permitted to the site. 3. Boarding Stable signage is permitted per Chapter 30.72, and may only contain the name, address, or phone number for contact person. 4. No on-premise petting.]							
Agriculture - Livestock, Small: <i>(Commercial)</i>	1110 1115	[Conditional Use in R-U: 1. Must be 80,000 square feet or more. 2. If 80,000 square feet or more, but less than 200,000 square feet: For lots 80,000 square feet or less: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Conditional Use in R-A: 1. If 80,000 square feet or less: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Conditional Use in R-E: 1. If [200,000] lot is greater than 80,000 square feet [or more]: [A:N] no limit on number of animals - does not include hogs/pigs, or dairy farm [or livestock feed yard]. [B] No advertising signs.]	[Conditional Use in R-D, R-1, and R-T: 1. Raising and selling livestock is permitted. 2. Customers are permitted to the site. 3. Boarding Stable signage is permitted per Chapter 30.72, and may only contain the name, address, or phone number for contact person. 4. No on-premise petting.]	[Conditional Use in R-U: 1. Must be 80,000 square feet or more. 2. If 80,000 square feet or more, but less than 200,000 square feet: For lots 80,000 square feet or less: [A] Maximum of 100 animals. [B] No advertising signs. 5. If 200,000 square feet or more: [A] No limit on number of animals - does not include hogs/pigs, dairy farm or livestock feed yard. [B] No advertising signs.]	[Conditional Use in R-A: 1. Must be 80,000 square feet or more. 2. If 80,000 square feet or less: [A] Maximum of 200 animals per property. [B] No advertising signs.]	[Conditional Use in R-E: 1. If [200,000] lot is greater than 80,000 square feet [or more]: [A:N] no limit on number of animals - does not include hogs/pigs, or dairy farm [or livestock feed yard]. [B] No advertising signs.]	[Conditional Use in R-D, R-1, and R-T: 1. Raising and selling livestock is permitted. 2. Customers are permitted to the site. 3. Boarding Stable signage is permitted per Chapter 30.72, and may only contain the name, address, or phone number for contact person. 4. No on-premise petting.]												

S14CM ZONE	Residential Districts										Commercial Districts										Manufacturing Districts													
	R-E	R-A	R-D	R-1	S-E	R-2	RUD	R-3	R-4	R-S	C-R	C-P	C-1	C-2	M-E	M-1	M-V	S-E	H-2	P-F	RVP	U-V												
Agriculture - Livestock, Small: [Commercial]																																		
	For all zoning districts, structures such as sheds, shade structures, and barns are allowed provided:										<p>1. Regulations per Chapter 30.40 for accessory structures are met.</p> <p>2. Design standards in Chapter 30.56 do not apply to structures within R-U, R-A, or R-E. For all other districts located outside of Community District 5, a decorative roof is required when the structure extends more than 2' above a perimeter wall or is otherwise visible from a street.</p>																							
	Conditional Use in R-U and R-E:										<p>1. If located in R-E and outside of Community District 5 must be in conjunction with a residential principal use. (May be principal use in R-U)</p> <p>2. A. R-U – maximum of 100 animals. When located within Community District 5 – 200 animals if located on a lot 80,000 square feet or less; there is no limit on the number of animals for lots greater than 80,000 square feet.</p> <p>B. R-E – maximum of 20 animals. There is no limit on the number of animals when located within Community District 5 on lots greater than 80,000 square feet.</p> <p>Maximum number shall not include more than 3 roosters over 3 months old. When located within Community District 5, 5 roosters per breeder over 3 months old are permitted with a maximum of 20 roosters.</p> <p>3. Raising and selling livestock is permitted.</p> <p>4. Customers are permitted to the site:</p> <p>A. If located outside Community District 5, subject to the following:</p> <ul style="list-style-type: none"> i. Lot must be a minimum of 80,000 square feet. ii. Approval of a Zoning Compliance application per Table 30.16-17.5 including letters of consent from property owners within a 300-foot radius, is required. <p>B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person.</p> <p>5. No on-premise pelting.</p>																							
	Conditional Use in R-D, R-1 and R-T:										<p>1. Must be in conjunction with a residential principal use.</p> <p>2. Must be within Community District 5.</p> <p>3. Minimum 10,000 square foot lot size.</p> <p>4. Maximum of 10 animals per property, which may be no more than 5 roosters per breed.</p> <p>5. Raising and selling livestock is permitted.</p> <p>6. Customers are permitted to the site subject to:</p> <ul style="list-style-type: none"> A. Lot must be a minimum of 80,000 square feet. B. Boarding Stable signage is permitted per Chapter 30.72 and may only contain the name, address, or phone number for contact person. <p>7. No on-premise pelting.</p>																							
	Conditional Use in M-D, M-1 and Special Use in M-2 subject to: Raising and Keeping of Livestock must be indoors.										<p>NOTES:</p> <p>When "Agriculture-Livestock, Small" is the principal use, zoning district category determines the fence and wall requirements in Chapter 30.64.</p> <p>Animals are permitted outside.</p> <p>Registered and operable [animal] livestock trailers may be stored on site.</p> <p>See Title 10 of Clark County Code for regulations regarding care/treatment and protection including shelter, for animals. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 10/2006; Ord. 2741 § 7 (part), 5/2002)</p>																							

Home Occupation	Special Use Subject to:	Residential Districts		Commercial Districts		Manufacturing Industrial Districts		Hazardous Materials Districts		Miscellaneous Districts					
		R-E	R-A	R-D	R-F	R-2	RUD	R-3	R-4	P-F	M-1	S	H-2	P-F	RVP
110	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S	C, S				C, S	C, S	C, S
115															

Conditional Use Subject to: Home Occupations other than those listed below as prohibited may be approved subject to the following conditions: (Conditions 1 through 6 cannot be waived or varied.)

1. The [owner-of-the-home-occupant] operator of the home occupation shall obtain and maintain a business license from the Clark County Business License Department.
2. The home occupation must be conducted as an accessory or secondary use to the residential dwelling, and the residential appearance of the dwelling shall not reflect or indicate that a business is operated therein.
3. There shall be no signs or nameplates [unless required by the NRS or NAC], merchandise and/or other articles displayed for advertising purposes at the home address or in the yard, except when required by NRS or NAC, or if located within Community District 5. Signs shall be limited to nameplates only. (per Table 30.72-1) or per NRS or NAC.
4. [No display shall be allowed in the residence.]
5. Unless permitted by Clark County Fire Department, [F]there shall be no storage of hazardous materials. (See Chapter 30.08, *hazardous materials storage and personal use*).

[6]5. There shall be no more than one automobile used for the home occupation [parked in-a driveway-on-site], and no vehicle on site may be used as a means for advertising a home occupation. In addition, one trailer (less than 10,000 lbs.) may be permitted with the approval of a special use permit.

[7]6. There shall be no receipt of products or materials [from-a-delivery-service-or-delivery-truck] (except [typical] normal delivery for residence).

[8] All items sold shall be shipped directly from the wholesaler to the customer, without delivery to the residence.

[Conditions 1 through 8 cannot be waived or varied.]

[9]7. No home occupation shall be conducted [within an accessory structure or within any yard space] outside, nor shall any outside area be used for storage.

[10]8. [The floor space of the dwelling to be utilized for storage only for the home occupation shall be limited to 25% of the building or 600 square feet, whichever is less. The use of accessory structures off-yard space for storage for the home occupation is not permitted.]

[11]9. No clients or customers shall come to the residence [except for] other than students (maximum of one student at a time) or single station beauty salon/barbershop, except as provided below:

- A. When located within Community District 5, business owner must receive approval of a Zoning Compliance application per Table 30.16-17.5 (includes letters of consent from property owners within a 300-foot radius) prior to business license approval to allow customers to the residence. (When located outside of Community District 5, a special use permit may be requested to allow customers to the residence.)
- B. Adequate off-street parking must be demonstrated with dust control measures per Clark County Air Quality Control regulations.

[12]9. Only family members are permitted as employees except as provided below.

- A. When located within Community District 5, business owner must receive approval of a Zoning Compliance application per Table 30.16-17.5 (includes letters of consent from property owners within a 300-foot radius) prior to business license approval in order for the business owner to employ those other than family members. (When located outside of Community District 5 a special use permit may be requested to allow employees.)
- B. Adequate off-street parking must be demonstrated with dust control measures per Clark County Air Quality Control regulations.

NOTE: Commercial preparation of food must comply with all SNHD requirements as well as provisions of NRS 446.

(Special Use Subject to:

1. Home occupation uses other than those specifically listed as permitted or prohibited may be approved with a special-use-permit, subject to conditions 1 through 12 above.

(Continued On Next Page)

Home Occupation (continued)	Prohibited Home Occupation Uses										Permitted Home Occupations										
	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-5	R-6	C-P	C-1	C-2	M-1	M-2	H-1	H-2	P-F	RVP	U-V	
Commercial Residential Districts										Miscellaneous Districts										Districts	
	1.	[Commercial preparation of food or food services]	Adult uses. Outcall promoters.								15.	Handicraft, including gift basket assembly (no alcoholics beverages or food products produced at the home)									
	2.	[On-site sales of products]									16.	Health fitness training services									
	3.	[Vehicle repair, paint, or body work businesses. See also “Automobile Repair”]									17.	Ice-Cream truck—pre packaged ice cream only									
	4.	[Businesses utilizing explosives, gun powder, ammunition, or weapons.] Businesses involving firearms, explosives, ammunition, or gun powder, or any other weapon as regulated by NRS 202.350									18.	Individual Instruction									
	5.	[Businesses providing services to others upon the premises] [6.] [Licensed contractors]									19.	Insurance adjustment services and insurance sales									
	6.	[Businesses that use/include live broadcasting via the Internet]									20.	Interior design services									
	7.	5.									21.	Jewelry making—excluding the smelting of metal									
	8.	6.	Ambulance services, hospitals, medical offices, clinics and surgery centers								22.	Maintenance businesses, including handyman, but no licensed contractors									
	9.	Barbershops, beauty salons (except a single station operation may be requested with a Special Use Permit.)									23.	Massage therapist—outcall only									
	10.	[Employment agencies (except Internet-based only)]									24.	Party planning services									
	11.	[Promoter's office, talent agent, and/or entertainment manager]									25.	Pest exterminator/no chemical storage									
	12.	[Silk screening]									26.	Photography and related services, excluding the processing of film									
	13.	Chemical storage in conjunction with any home occupation (see Chapter 30.08, hazardous materials storage and personal use.)									27.	Professional services (such as Architects and similar professions)									
	14.	Mobile Food Vendor									28.	Sales representative, including mail-order, catalogs, and Internet sales, manufacturer's representative, and merchandise broker									
	15.	Businesses involving smelting of metal.									29.	Secretarial and/or business support services									
	16.	Businesses—outcall only—except for individual instruction #1-8:									30.	Service businesses, such as pool, janitorial, or lawn services, outcall only (no chemical storage)									
	17.	800 numbers and 900 numbers									31.	Tailoring, sewing services									
	18.	Artist, excluding metal casting, welding, and/or smelting (no chemical storage)									32.	Tax preparation services									
	19.	Auto detailing—wash related									33.	Telemarketing services									
	20.	Bookkeeping, accounting, and billing services									34.	Travel Agent									
	21.	Ceramics, kiln with a 120 volt service only									35.	Valet—outcall only									
	22.	Computer based businesses									36.	Writer]									
	23.	Computer graphics services																			
	24.	Consulting and/or information services																			
	25.	Court reporting																			
	26.	Employment services (Internet-based only)																			
	27.	Entertainer, outcall only, no escort services																			
	28.	Erfand services																			
	29.	Family Day Home Babysitting																			
	30.	Flower arrangement, excluding fresh flowers																			

[Prohibited Home Occupation Uses] (Relocated above)

Zoning District	Special Use	Residential Districts										Commercial Districts										Manufacturing, Industrial, & Miscellaneous Districts			
		R-U	R-A	R-E	R-D	R-1	R-2	RUD	R-3	R-4	R-S	CGR	C-P	C-1	T-1	M-1	M-2	C-2	H-2	P-F	RVP	U-V	H-1		
Livestock-Feed/Sales Yard	3460	S																							
Transportation Service (including tour guide services)	2900	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]														

Special Use:

(These conditions cannot be waived or varied.)

1. Must be within Community District S.
2. 40 acre minimum lot size.

Animals and related activities are permitted outside:

[Special Use in Residential Developments Subject to: home occupation conditions.]

Conditional Use in C-2 Subject to: maximum of 5 automobiles.

Accessory Use when in conjunction with a resort hotel or hotel/motel having 20 or more guest rooms. (Ord. 2741 §7 (part), 5/2002)

SECTION 4. Title 30, Chapter 30.60, Section 30.60.020 of the Clark County Code is hereby amended to read as follows:

30.60.020 General Parking Regulations.

- a. These standards shall apply when a use is established, an existing building is altered or enlarged, a use is intensified by a change of occupancy, or by the addition of floor area or seating capacity, and will apply for as long as the use remains.
- b. The regulations in this Chapter establish minimum parking requirements. The property owner shall be responsible for ensuring that adequate parking is provided for resident, guest, customer, employee, delivery vehicle parking, and/or company vehicle parking if additional spaces in excess of the minimum requirements are necessary.
- c. Unless otherwise specified, any area subject to vehicular traffic shall be paved (Also see 30.60.025).
- d. Unless otherwise specified, all parking areas must be paved and striped (vehicle display areas need only be paved).
- e. Parking within unimproved or landscaped areas is prohibited.
- f. Driveway and parking areas for a 1 lot single family development must also be paved except where non-urban street standards apply, or for agricultural uses. Where non-urban standards apply, alternative dust controlled materials such as, but not limited to, washed gravel, decorative washed rock, recycled asphalt, Type II, or Chat-based materials can be used in lieu of paving. Alternative paving materials shall have a minimum depth of 2 inches, and shall comply with all required dust control measures listed within Section 92, Clark County Air Quality Regulations. Driveways must be distinct from landscaping and yard.
- g. For residential boarding facilities, and commercial horse boarding facilities [~~in areas where non-urban street standards apply,~~] paving of outside areas used for parking, maneuvering, or storing motor vehicles, equipment, or materials is not required, however, compliance with all required dust control measures must be maintained (Also see 30.44, "Boarding Stable, Commercial" and 30.60.025).
- h. For temporary outdoor activities and seasonal sales, parking may be temporarily reduced. Paving is not required for seasonal sales if exempt per 30.60.025; however dust mitigation is required (Also see Table 30.44-1).
- i. Clear visibility for all interior drive aisles should be maintained to avoid pedestrian/vehicular conflicts. Speed bumps and humps are discouraged; however, the parking design should be configured to reduce speed.
- j. Parking lots for large scale retail and similar uses shall provide lighting adequate to ensure safety and deter potential crime. All lighting shall be shielded from adjacent properties per Chapter 30.68.
- k. Except when provided by participation in a joint parking project or management program, property used for required parking shall be adjacent to and under the same ownership as the generating use. (See also 30.60.040 (2), *Alternative Parking Standards*.)
- l. Except for emergency repairs only, no motor vehicle repair work shall be permitted in required parking areas. (Ord. 3688 § 11 (part), 10/2008; Ord. 3549 § 10, 9/2007; Ord. 3518 § 13 (part), 5/2007; Ord. 3354 § 10 (part), 2/2006; Ord. 3209 § 9, 3/2005; Ord. 2907 § 10 (part), 7/2003)

SECTION 5. Title 30, Appendix F of the Clark County Code is hereby amended to read as follows:

APPENDIX F: R-U, R-A, R-E, R-D, R-1, R-T, R-2, RUD, R-3, R-4, R-5, CRT, C-P, C-1, C-2, M-D, M-1, O-S, H-2, P-F, RVP, U-V, H-1	C
Agriculture – Community Garden	

APPENDIX F: R-U, R-A, R-E, R-D, R-1, R-T, R-2, RUD, R-3, R-4, R-5, CRT, C-P, C-1, C-2, M-D, M-1, O-S, H-2, P-F, RVP, U-V, H-1	A
Agriculture – Gardening/Greenhouse, Accessory	

APPENDIX F: R-U, R-A

Agriculture – Gardening/Greenhouse[-, Commercial]

C**APPENDIX F: R-E, R-D, R-1, R-T, R-2, RUD, R-3, R-4, R-5, CRT, C-P, C-1, C-2, M-D, M-1, M-2 O-S, H-2, P-F, RVP, U-V, H-1**

Agriculture – Gardening/Greenhouse[-, Commercial]

C**APPENDIX F: R-U, R-A, R-E, R-D, R-1, R-T**

Agriculture – Livestock, Small Accessory See also “Agriculture – Animal Care Project”

C

Agriculture – Livestock, Medium Accessory

C

Agriculture – Livestock, Large Accessory (does not include Boarding Stables)

C**APPENDIX F: R-U**

Agriculture – Livestock, Small [Commercial]

S-C

Agriculture – Livestock, Medium [Commercial]

S-C

Agriculture - Livestock, Large[-, Commercial] (does not include Boarding Stables)

[S]-C**APPENDIX F: R-E, R-D, R-1, R-T, M-D, M-1**

Agriculture – Livestock, Small [Commercial]

C**APPENDIX F: M-2**

Agriculture – Livestock, Small [Commercial]

S**APPENDIX F: R-E, R-D, R-1, R-T**

Agriculture – Livestock, Medium [Commercial]

C

Agriculture - Livestock, Large[-, Commercial] (does not include Boarding Stables)

C**APPENDIX F: R-U, RA, R-E, R-D, R-1, R-T**

Automobile Repair (for accessory repair at residence, see definition in 30.08)

S**APPENDIX F: R-A**

Livestock Feed/Sales Yard

S**APPENDIX F: R-U, RA, R-E, R-D, R-1, R-T, R-2, RUD, R-3, R-4, R-5**

Transportation Service (including Tour Guide Services)

S

SECTION 6. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 7. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks; on 12/05/11. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the 21st day of September, 2011

PROPOSED By: Susan Brager

PASSED on the 16th day of November, 2011

VOTE:

AYES:

Susan Brager

Lawrence L. Brown III

Tom Collins

Chris Giunchigliani

Mary Beth Scow

Steve Sisolak

Lawrence Weekly

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By Susan Brager
Chair

ATTEST:

DIANA ALBA
DIANA ALBA, County Clerk

This ordinance shall be in force and effect from and after the 5th day of December, 2011